| 005.0 | 0003 | 0013.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 932,100 / 932,100 |
| | | | | | USE VALUE: | 932,100 / 932,100 |
| | | | | | ASSESSED: | 932,100 / 932,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 71 | -73 | EGERTON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MURRAY BRIDGET E & |
| Owner 2: | PINTO SUSAN/TRS/SMITH FMLY IRR |
| Owner 3: | |
| Street 1: | 71 EGERTON ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SMITH BERNARD J & JOAN M - |
| Owner 2: | - |
| Street 1: | 71 EGERTON ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,099 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2408 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5099.000 | 468,600 | 5,100 | 458,400 | 932,100 |
| Total Card | 0.117 | 468,600 | 5,100 | 458,400 | 932,100 |
| Total Parcel | 0.117 | 468,600 | 5,100 | 458,400 | 932,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.08 | /Parcel: 387.0

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4952
GIS Ref:
GIS Ref:
Insp Date: 08/31/17

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 005.0-0003-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 468,800 | 5100 | 5,099. | 458,400 | 932,300 | 932,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 363,100 | 5100 | 5,099. | 487,000 | 855,200 | 855,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 363,100 | 5100 | 5,099. | 355,200 | 723,400 | 723,400 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 340,400 | 5100 | 5,099. | 309,400 | 654,900 | 654,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 340,400 | 5100 | 5,099. | 263,600 | 609,100 | 609,100 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 303,100 | 5100 | 5,099. | 257,800 | 566,000 | 566,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 303,100 | 5100 | 5,099. | 212,000 | 520,200 | 520,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 315,500 | 5100 | 5,099. | 201,700 | 522,300 | 522,300 | | 12/13/2012 |

!528!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 16:18:14 |

## LAST REV

| Date | Time |
|---|---|
| 03/17/20 | 11:27:05 |
| danam | |
| 528 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 4952 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SMITH BERNARD J | 61516-425 | | 4/1/2013 | Convenience | 1 | No | No | | |
| | 11738-205 | | 8/27/1969 | | 33,500 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/14/2020 | 93 | Alterati | 27,170 | C | | | | |
| 9/17/2019 | 1428 | Re-Roof | 13,995 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/31/2017 | MEAS&NOTICE | HS | Hanne S |
| 2/26/2009 | Meas/Inspect | 163 | PATRIOT |
| 9/27/1999 | Meas/Inspect | 256 | PATRIOT |
| 8/24/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5099 | | Sq. Ft. | Site | | 0 | 80. | 1.12 | 1 | | | | | | | | | 458,376 | | | | | | 458,400 | |

Total AC/HA: 0.11706 | Total SF/SM: 5099 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 458,376 | Spl Credit | Total: 458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | 1 | Rating: | Average |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.08604646 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 180.936 |
| Other Features: | 105000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 636623 |
| Depreciation: | 168068 |
| Depreciated Total: | 468554 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

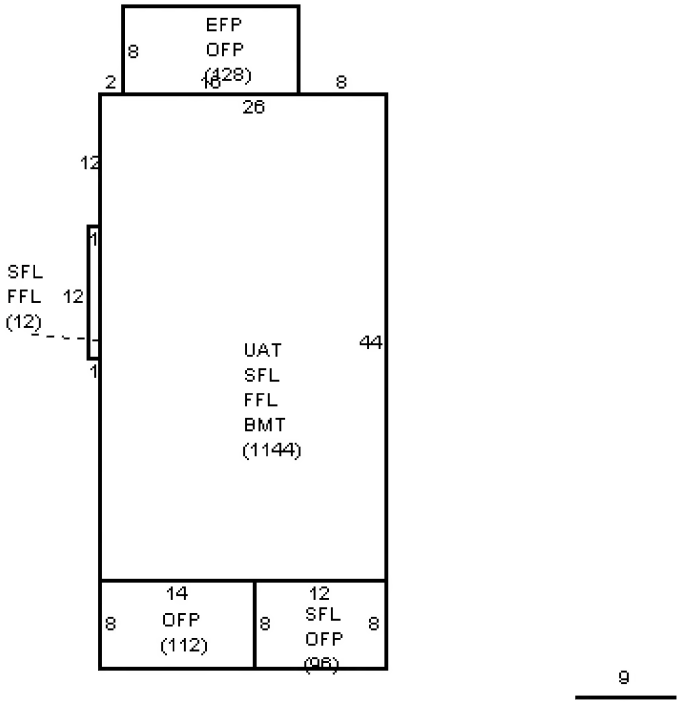
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 180.94 |
| Special Features: | 0 | Val/Su Net: | 108.93 |
| Final Total: | 468600 | Val/Su SzAd | 194.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,252 | 180.940 | 226,532 |
| FFL | First Floor | 1,156 | 180.940 | 209,162 |
| BMT | Basement | 1,144 | 54.280 | 62,097 |
| OFP | Open Porch | 336 | 20.980 | 7,050 |
| UAT | Upper Attic | 286 | 72.370 | 20,699 |
| EFP | Enclos Porch | 128 | 47.520 | 6,083 |

Net Sketched Area: 4,302 | Total: 531,623

Size Ad | 2408 | Gross Are | 5160 | FinArea | 2408

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 005.0-0003-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 400 | A | AV | 1924 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100